

# **University Park Board Meeting Minutes April 9, 2024, 7:00 at the Clubhouse/Zoom**

## **Universityparkks.org**

This meeting was recorded, including both the live and Zoom audiences, for future reference. The link to the Zoom recording is uploaded to our website under University Park Info – 2024 Board Meetings.

**Call to Order** 7:00 pm: Board Members James Slaymaker, Jo Ann Zahner, Sarah Dahl present

**Community present:** Sarah Dahl, James Slaymaker, Jo Ann Zahner, Karla Slaymaker, Krista and Ethan Sylvester, Jeff Luna, Todd Schmidt, John Cassida, Bob Vathauer, Dave Chizek, John Havenstein, Amie Winters, Travis Gilbert, Gibran Suleiman, Danielle (Dawn) Maple arrived toward the end of the meeting.

**On Zoom:** Laurie Brunner, Rita Cassida, Jim Jackson, Mark Feldman, Danielle Maple, Charles Stokes

### **Introductions/Announcements/Presentations/Thanks**

Thank you to Aly Gilbert and all the Easter elves who assisted with the Community Easter Egg Hunt. 28 kids came to hunt 750 eggs. It was a fun time for everyone. We spent a little over budget, but it was totally worth it.

Thank you to Ross Lyons, Brian McNulty, John Cassida and Gordon Sabo with the Fire department and community members who volunteered their time and equipment to help make the prescribed burn on March 27<sup>th</sup> a success.

Welcome to all new community members. Welcome to Ethan and Krista Sylvester – new since September attending tonight’s meeting in person. They have previously attended meetings on Zoom.

### **Audience Comments**

Please stand and state your name before speaking. Keep comments to under 5 minutes. Be Brief and respectful of the Board and other community members. The audience will have the opportunity to take part in discussion of agenda items in the order that they appear on the agenda. No audience comments in person or on zoom.

Approval of March meeting minutes and March financial reports. No discussion from Board or audience members. **3-0 approved.**

## **Old Business**

### **Standing Committee Reports**

**Boat Ramp** – John Cassida – a special meeting was held on March 23<sup>rd</sup>. Up to \$1100 was approved to include 4 floats which John will pick up. Minutes are on UP website. John did go to Arkansas and picked up the floats. He also got two spares for later use. This saved UP from expensive shipping and freight charges. Thank you, John.

**Golf Course** – Jeff Luna looked at what needed to be addressed on the golf course. There are areas that need rock and need the grass taken out of some places. James asked Jeff to make a list and get prices of what is needed so we can review. Yardage markers are in rough shape. Jeff could look to see if he could get them painted. Ideas were discussed in case hole 5 goes away due to the lagoon.

**Welcome Committee** – no new residents known. Please let Don Turner know if someone has moved in so he and his committee can get them our welcome to the neighborhood gift.

**Firewise** – Karla Slaymaker. This upcoming Saturday at 8:00 am is the beginning of our Community Workday. Divide into groups and our goals are clearing the roadside ditches, trimming trees to make intersections safer and clearing cedars off the golf course. Let Karla know if there are other areas you want to work on to clear. Lunch at Noon – thank you to Jim and Jackie Slaymaker and Kim and Jeff Luna for providing lunch. There is a dead cottonwood that is going to be taken out (not on Saturday) and Tray Schmidt is going to cut the tree out. James will let us know when that will happen.

**Fire Volunteers** – A few years ago they made the volunteer firemen admin role to coordinate food and water to get it to the fire site to help during the fires. There are two fire volunteer admins in our area that coordinate and gather or purchase food and water for the larger fires in our area –

Jo Ann Zahner in UP 913-488-2115 and Megan Larson in Randolph 785-410-5559. We are paged with where, when, and how many to bring food and drinks to for the volunteers fighting the fires.

**Parks & Rec** – Curt Friedrich- no update.

**Sherman Township** – no update

**Golf Course Prairie Management** – Laura Mendenhall said the prescribed fire went very well; please do not use motorized vehicles in the burned areas. Thank you to everyone who came out to help with the burn – particularly the fire volunteers. The Boy Scouts will map old world bluestem for us on Saturday April 27th. John Martens instructed us to keep mowed the red checkered areas on the map attached to last month's agenda to reduce the risk of a grass fire. Cedars are our main concern, and we are working to reduce them on the course. Prairie grass pushes up against the cedars and we will continue to keep an eye on this.

**Fire House Build** – James spoke to Clancy Holeman at the commission meeting. He had received feedback from the board. He said the package is at Charles and Wilson to draw up and make the plat right. They do not want to do a land lease. They want to continue with the previous agreement. There is protection in that contract that protects our community. We will get to review the contract after it is drawn up, before signing, and weigh in on this again.

**Sewer/Lagoon Update** -see updates at [universityparkks.org](http://universityparkks.org). Please see emails on our website. The geotechnical report showed that the existing soil at hole 5, when mixed with bentonite, will meet KDHE's requirements for the lagoon liner. With that news, the engineer has started design of the lagoon and additional lift stations. As mentioned previously, the lagoon will be placed directly West of the water tower.

Around 7:17 pm the zoom video feed and the recording were turned off when resident, Danielle (Dawn) Maple, arrived at the meeting topless; the audio recording was meant to be left on but was accidentally turned off for about two minutes. The meeting continued and at approximately 7:19 the audio recording was re-initiated, but the camera remained off for the remainder of the meeting.

**Annual Parks Usage Flags** have been ordered and will arrive in April.

**2024 mowing letters** were sent out.

**UP Rental Management Contract:** still working through details of the contract we received from Randy Taylor/Asset Performance LLC. It will be forwarded to the Board for review and decisions will be made at a future meeting.

**Replat Concerns Update** from Riley County Commissioners Meeting on March 21<sup>st</sup>. Commissioners voted 3-0 to approve Maple Replat request. James was interrupted by Danielle Maple during this discussion topic.

**Covenant Enforcement:** At the February 13, 2024, meeting the Board voted to move forward with enforcement of the Amendment Covenants of Restrictions, June 12, 2001, Item 6, No Livestock shall be kept upon any lot; specifically, the donkey located on Danielle Maple's property at 7213 Mound Ridge Rd. An Executive Session was held on March 26, 2024, UPID Board Members, James Slaymaker & Sarah Dahl met with Attorney Joe Knopp in his office for about an hour. Mr. Knopp informed Board members of the path forward to pursue covenant enforcement. He said a petition would be filed with the court and the lot owner will be served.

James was interrupted by Danielle (Dawn) Maple multiple times during this discussion of the replat and covenant enforcement. James asked her to wait to speak until the proper time during the meeting and Danielle continued to shout and interrupted – calling James a liar (most of this occurred while the audio recording was turned off). Attempts were made to ask her to refrain from

interrupting and wait for the opportunity for public comments; she did not comply. At this time, James asked Danielle to leave and gave a final warning to Danielle directly that if she did not cease the meeting disruptions, police would be called, and she would be asked to leave by them. The meeting interruptions did not cease. James stepped away to call RCPD and the meeting was temporarily on pause. All audio recordings continued through this pause.

**After the call to RCPD, the meeting resumed at 7:24.**

**UP Work List** will be posted on the website for those who are interested in tackling some of those projects. If UP equipment is needed, contact the board for access and possible operators. Let a Board member know if you plan to take care of something on the list to keep from duplication of work. We will also tackle them on community workdays.

### **New Business**

All U.P.I.D. monthly meeting documents that we have were uploaded to the website. The board has been working to scan and upload these documents in our spare time so the community would not have to pay for scanning. To fulfill a recent Kansas Open Records request, we took all the unscanned meeting documents to Able Printing for scanning. They were then uploaded to the website. Able charged us \$55 for 10 years. They were scanned by full years. Some months like December may be in the next year under the January minutes so you may need to look in the next year.

Thank you to whoever restacked the wall over by hole 7.

Danielle Maple asked why the historical meeting minutes needed to be scanned when they had previously been digitized on the old UP website. James responded that the old UP website password and Google Drive password had been lost throughout the years and the changing of board members. This led to the website going “inactive” due to no activity. All the historical minutes were kept electronically in Google Drive, to which the password was also lost, therefore, the electronic copies could not be recovered. University Park had maintained the physical copies, and those were what was scanned again and have been added to the current website.

**A motion was made to leave the meeting open** for a future executive session to allow us to consult with the lawyer in the next three weeks.

**Approved 3-0**

This meeting ended at 7:27 pm

**NOTICE** for all future UP meetings: All attendants will need to state their first and last name on the sign-in sheet or have their first and last name displayed on the Zoom meetings. This is for proper recordkeeping of the UP public meetings. If your first and last name is not displayed properly on Zoom, you can provide it in the chat, or speak it aloud at the start of the meeting. If your first and last name has not been recorded by 15 minutes after the start of the meeting, you will be removed from the Zoom. This applies to all future University Park meetings.

**NOTICE** for all future UP meetings: Viewer Discretion is advised. To adhere to proper record keeping, the audio and visual recordings will stay active throughout all Zoom meetings. The camera, audio, and recording features will not be disabled at any future meetings.